



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2404675
Applicant Name: Chris Pickering
Address of Proposal: 10541 23rd Avenue NE

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are:
A) 7,501 square feet and B) 7,496 square feet.

The following approval is required:

Short Subdivision - To create two parcels of land.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF 7200
Date of Site Visit: n/a
Uses on Site: single family residence

Substantive Site Characteristics: Midblock property along 23rd Avenue NE. The surrounding zoning is Single Family, and almost all properties are developed with single family residences. Many lots fronting 23rd and other nearby streets appear to have been similarly short-platted.

Public Comment

Two comments letters were received during the comment period that ended on 28 July 2004. Both expressed concerns about potential adverse traffic and parking impacts. One letter expressed concern about adverse drainage impacts.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Summary

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Departments (SFD), Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Conditions include providing a no protest agreement for potential future improvement of the adjacent streets. When this condition is met, the lots to be created will meet all minimum standards or applicable exceptions as set forth in the Land Use Code and other applicable codes, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Please do not show conditions of approval prior to recording on the plat to be recorded.)

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Comply with all applicable standard recording requirements and instructions.

Prior to Issuance of any Building Permit on either lot

2. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

NON-APPEALABLE ZONING REQUIREMENTS (TO BE SATISFIED PRIOR TO RECORDING)

The owner(s) and/or responsible party(s) shall:

- A. Provide a no protest agreement addressing potential future improvement of 23rd Avenue NE.

Signature: _____ (signature on file) Date: August 19, 2004

Paul M. Janos, Land Use Planner
Department of Planning and Development
Land Use Services

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